

# Metro Transit Oriented Development

Partnerships In Transit  
July 30-31, 2008  
San Francisco, CA

ROGER S. MOLIERE  
CHIEF, REAL PROPERTY MANAGEMENT & DEVELOPMENT

# METRO TRANSIT ORIENTED DEVELOPMENT



**Metro**

# METRO'S JOINT DEVELOPMENT ACTIVITIES



**Metro**

# METRO'S ROLE IN LAND USE

## PLANNING DEVELOPMENT

### METRO JOINT DEVELOPMENT PROGRAM GOALS

- ENCOURAGE COMPREHENSIVE PLANNING AND DEVELOPMENT AROUND STATION SITES AND TRANSIT CORRIDORS.
- REDUCE AUTO USE AND CONGESTION THROUGH ENCOURAGEMENT OF TRANSIT-LINKED DEVELOPMENT.
- PROMOTE AND ENHANCE TRANSIT RIDERSHIP.
- ENHANCE AND PROTECT THE TRANSPORTATION CORRIDOR AND ITS ENVIRONS.
- ENHANCE THE LAND USE AND ECONOMIC DEVELOPMENT GOALS OF SURROUNDING COMMUNITIES AND CONFORM TO LOCAL AND REGIONAL DEVELOPMENT PLANS.

 GENERATE VALUE TO THE METRO BASED ON A FAIR MARKET RETURN ON PUBLIC INVESTMENT.



# Metro Joint Development Program



- 1 Hollywood/Highland
- 2 Hollywood/Western
- 3 Wilshire/Vermont Apts
- 4 Willow
- 5 Del Mar
- 6 Memorial Park
- 7 Sierra Madre Villa Phase I
- 8 Union Station (Metro HQ)

- 1 Hollywood/Vine
- 2 Wilshire/Western
- 3 Wilshire/Vermont School
- 4 Fillmore

- 1 Balboa
- 2 North Hollywood
- 3 Universal City
- 4 Vermont/Santa Monica
- 5 Westlake/MacArthur Park
- 6 Mariachi Plaza
- 7 Soto
- 8 1st & Lorena
- 9 Chavez & Soto
- 10 El Monte
- 11 Santa Fe
- 12 Taylor Yard
- 13 Temple & Beaudry

- 1 Sepulveda Park/Ride
- 2 Vermont/Sunset
- 3 Vermont/Beverly
- 4 Aviation/LAX
- 5 West Hollywood (Division 7)
- 6 Canoga Park/Ride
- 7 Van Nuys/Shatto Bus Layover
- 8 Chatsworth Metrolink
- 9 Balboa Park/Ride
- 10 Sierra Madre Villa Phase II
- 11 Washington/National

# HOLLYWOOD HIGHLAND METRO RED LINE



Metro

# HOLLYWOOD HIGHLAND METRO RED LINE

THE URBAN ENTERTAINMENT RETAIL DEVELOPMENT COMPLEX AT THIS STATION INCLUDES:

- 389,699 SQUARE FEET OF RETAIL ENTERTAINMENT
- 3,500-SEAT KODAK THEATER
- 640-ROOM RENAISSANCE HOLLYWOOD HOTEL
- 3,000-SPACE PARKING STRUCTURE

THE 8.7 ACRE, 640,000 S.F. PROJECT IS INTEGRATED WITH THE FAMOUS CHINESE THEATER AND ENCOMPASSES METRO-OWNED AND ADJACENT PROPERTIES. METRO RED LINE SERVICE AT THIS STATION

 BEGAN IN JUNE 2000 WHILE THE HOLLYWOOD AND HIGHLAND

DEVELOPMENT BEGAN IN 1999

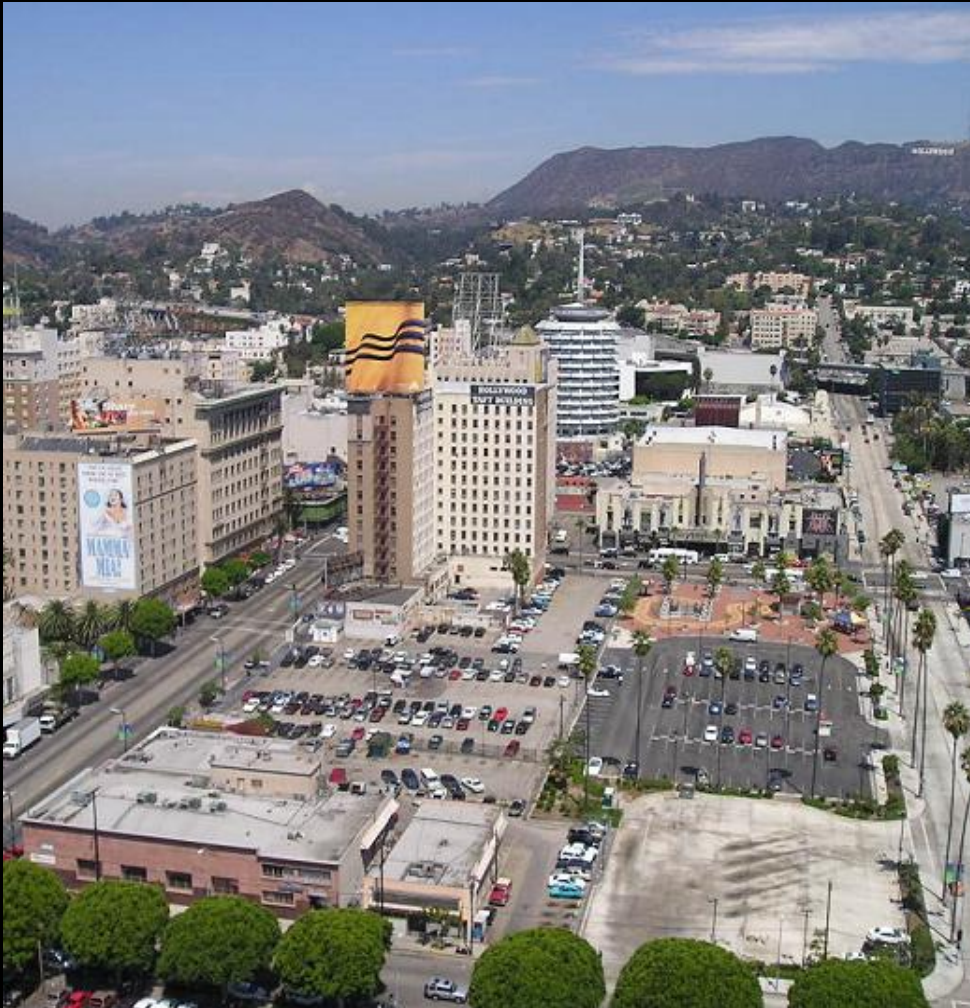


# HOLLYWOOD HIGHLAND METRO RED LINE





# HOLLYWOOD VINE, METRO RED LINE STATION





# HOLLYWOOD + VINE – W HOTEL CANDIDATE

- LINE: METRO RED LINE
- SITE: +2.30 ACRES
- DEVELOPMENT:
  - 300-ROOM W HOTEL
  - 143 CONDOMINIUMS
  - 30,000 SQ. FT. OF GROUND FLOOR RETAIL
  - IMPROVED ENLIVENED PUBLIC PLAZA
  - NEW SUBWAY PORTAL CANOPY, SUBWAY ELEVATOR AND BIKE ROOM



EST. COMPLETION: Q3  
2009  
Metro

# HOLLYWOOD + VINE — APARTMENTS

- LINE: METRO RED LINE
- SITE: 2.35 ACRES OF METRO-OWNED PROPERTY
- DEVELOPMENT:
  - 375 APARTMENTS
  - 28,000 SQ. FT. OF GROUND FLOOR RETAIL
  - NEW BUS LAYOVER FACILITY
- EST. COMPLETION: Q3 2009





# WILSHIRE VERMONT METRO RED LINE



# WILSHIRE VERMONT -

## APARTMENTS

- LINE: METRO RED & PURPLE LINES
  - SITE: 3.24 ACRES OF METRO-
- OWNED
- PROPERTY
- DEVELOPMENT:
    - 449 APARTMENTS
    - 35,000 SQUARE FEET OF GROUND FLOOR RETAIL
    - IMPROVED ENLIVENED PUBLIC PLAZA
    - NEW SUBWAY PORTAL AND ELEVATOR ACCESS
    - NEW BUS LAYOVER FACILITY ON ADJACENT 1.02-ACRE PARCEL



Metro



# DEL MAR

- LINE: METRO GOLD LINE
- SITE: TWO PARCELS TOTALING 3.56 ACRES SEPARATED BY THE GOLD LINE RIGHT-OF-WAY
- DEVELOPMENT:
  - 347 APARTMENTS
  - 11,000 SQUARE FEET OF GROUND FLOOR RETAIL
  - PUBLIC PLAZA CONNECTED TO GOLD LINE STATION
  - REFURBISHED TRAIN DEPOT
  - 600 TRANSIT PARKING SPACES





# WILSHIRE WESTERN

- LINE: METRO PURPLE LINE
- SITE: 2.6 ACRES (1.7 ACRES OWNED BY METRO)
- DEVELOPMENT:
  - 195 CONDOMINIUMS
  - 49,500 S.F. OF RETAIL SPACE
  - NEW BUS LAYOVER FACILITY AND SUBWAY PORTAL CANOPY



EST. COMPLETION: Q4  
2008

# WESTLAKE MCARTHUR PARK METRO RED LINE



## PROPOSED PROJECT INCLUDES:

- 199 AFFORDABLE HOUSING UNITS
- 50,400 SQUARE FEET OF RETAIL
- 602 SPACE PARKING STRUCTURE





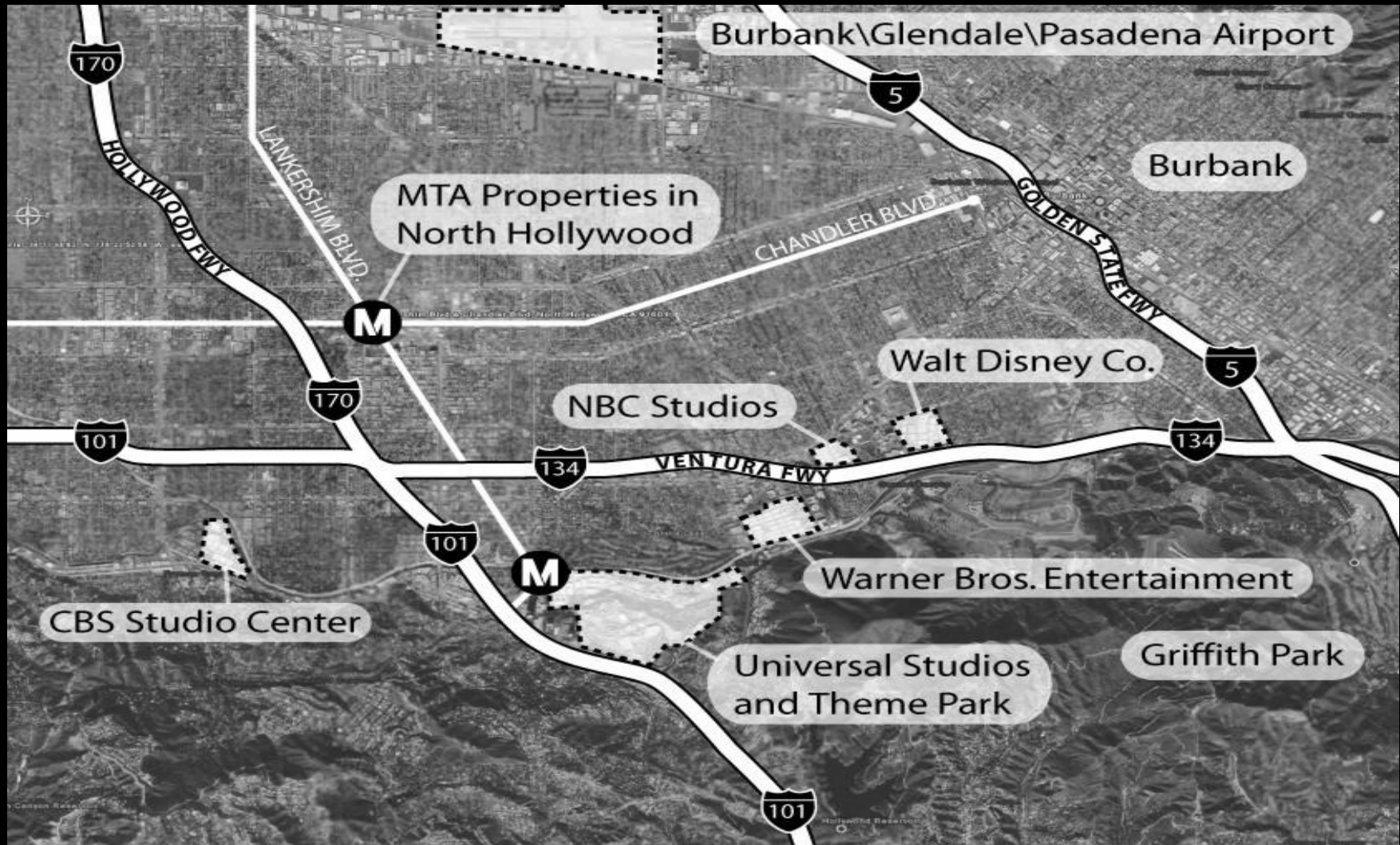
# CHAVEZ-SOTO

- 3.5 ACRES
- 100 APARTMENTS
- 50,000 S.F. RETAIL





# METRO NORTH HOLLYWOOD REGIONAL SETTING



**Metro**

# NORTH HOLLYWOOD STATION TERMINI OF RED ORANGE LINES

Lowe Enterprises - NoHo *ART WAVE*

562 units residential, including 15% affordable

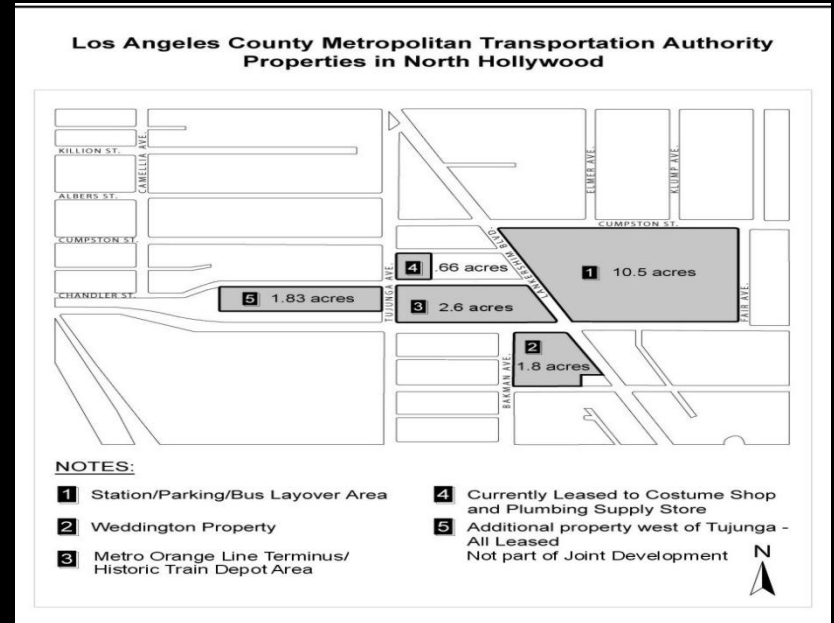
1,012k sf office

157k retail

35k community

# NORTH HOLLYWOOD

- 



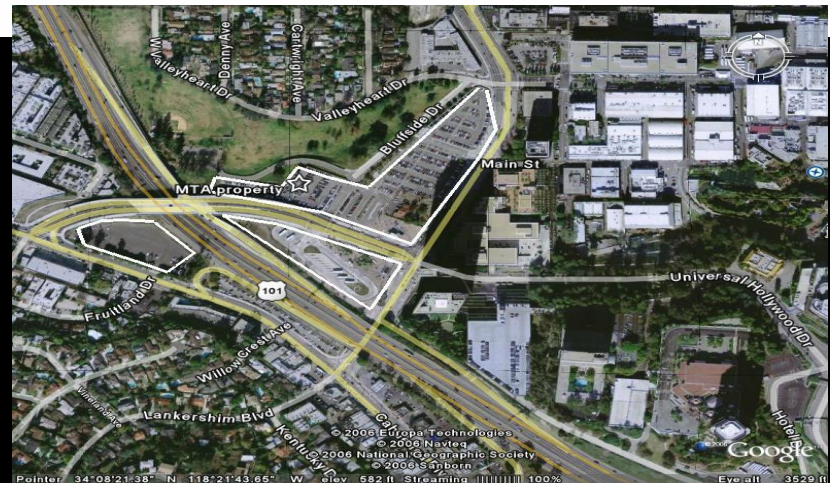


# Lowe Enterprises – Perspective



# UNIVERSAL CITY STATION

- LINE: METRO RED LINE
- SITE: APPROXIMATELY 12 ACRES OF METRO-OWNED PROPERTY
- ANTICIPATED DEVELOPMENT:
  - 24-STORY 624,000 S.F. NBC UNIVERSAL OFFICE BLDG.
  - 5-STORY, 300,000 S.F. OF NBC UNIVERSAL PRODUCTION BROADCAST FACILITIES
  - GROUND FLOOR RETAIL
  - NEW 800 SPACE TRANSIT PARKING STRUCTURE (230 NEW SPACES) OVER NEW 20 SPACE BUS LAYOVER FACILITY



Metro